

LEASE



GATEWAY POINTE BUSINESS PARK

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SERENE OFFICE SPACE WITH VIEW

1,121 SF - 2,279 SF Available

IDEAL USES:

- Cafe/Restaurant
- Office/Medical
- Showroom
- Fitness Center/Recreation Uses
- Education/Training
- Boutique Store/Salon

FEATURES:

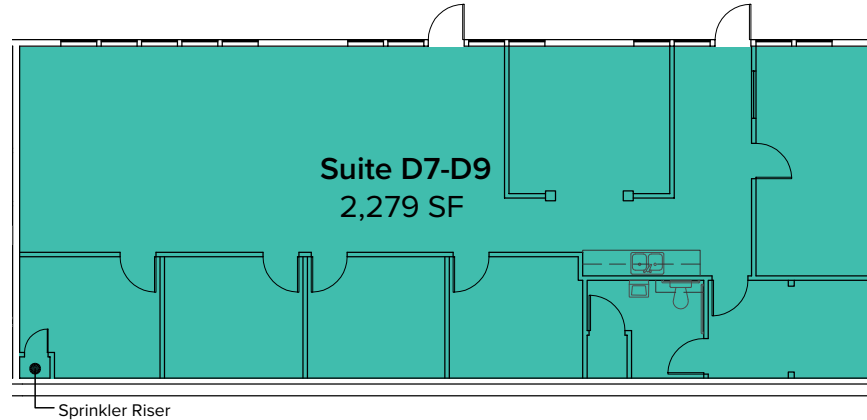
- On-Site Amenities: Exercise Facility and Daycare
- High Visibility to 70,000+ Cars/Day on Highway 16
- View of Narrows Bridge & Olympic Mountains
- 4 Stalls / 1,000 SF Parking Ratio
- Vaulted Ceilings with Skylights
- Heating and Air Conditioning Throughout

The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.

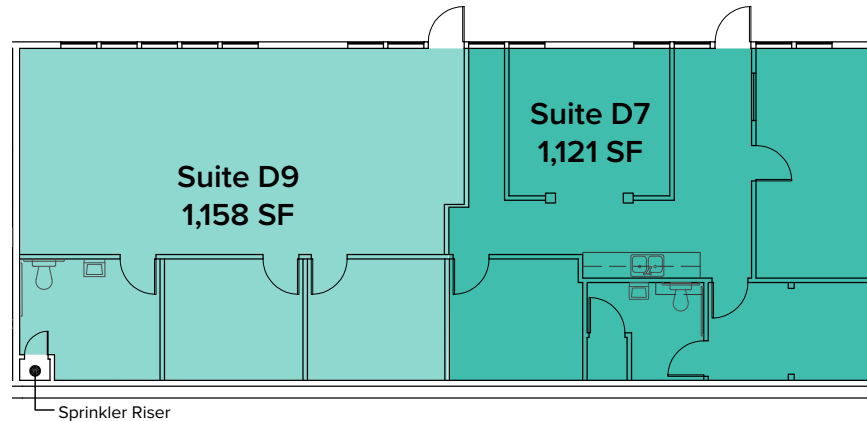
BUILDING D FLOOR PLAN

Suite	Square Feet	Rent	Notes
D7	1,121 SF	\$2,242/Month, Modified Gross	Conference room, 2 private offices, one restroom and kitchenette. Available Now.
D9	1,158 SF	\$2,316/Month, Modified Gross	2 private offices, open work area, and one restroom. Available Now.
D7-D9	2,279 SF	\$4,368/Month, Modified Gross	First floor office space with 6 private offices, conference room, kitchenette, and open work area. Can be demised to 1,100 SF and 1,179 SF. Available Now.

As Is Plan:



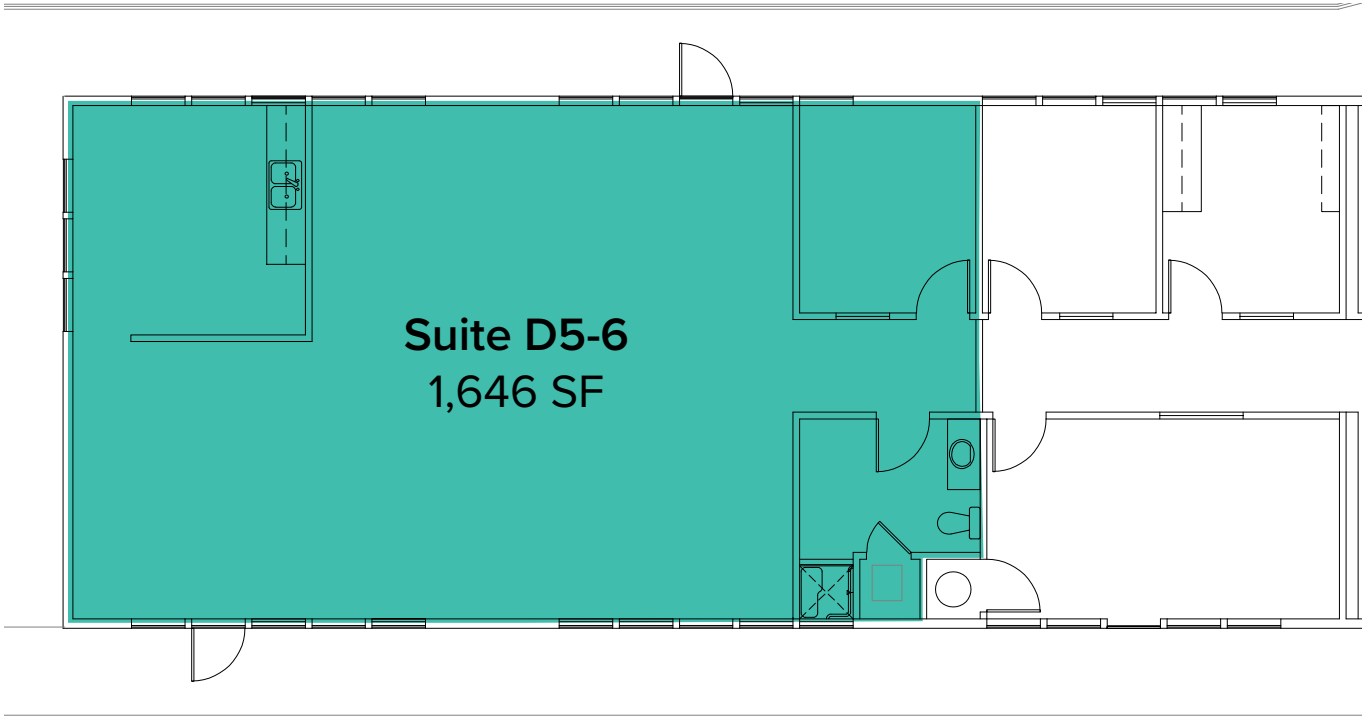
Sample Plan:



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BUILDING D SECOND FLOOR PLAN

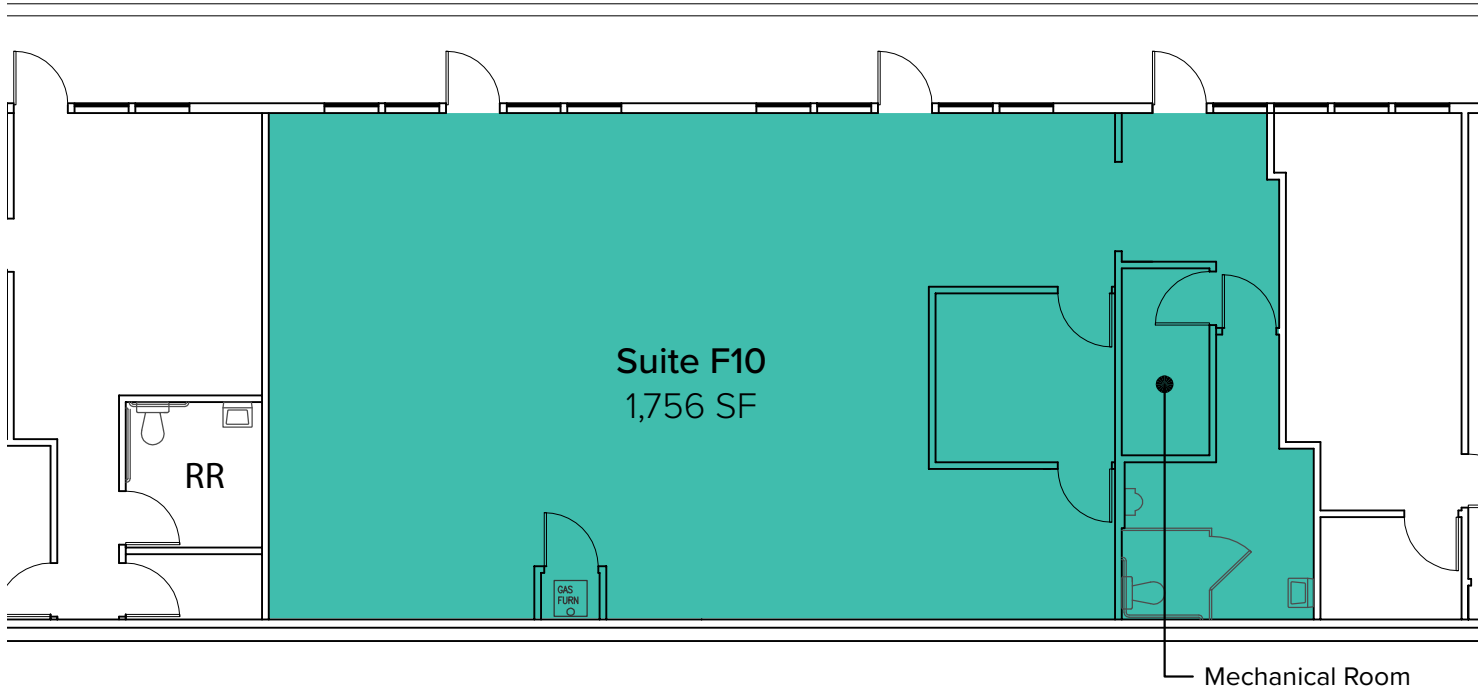
Suite	Square Feet	Rent	Notes
D5-D6	1,646 SF	\$3,292/Month, Modified Gross	Second floor office space with kitchenette, one private office, and open work area. Available Now.



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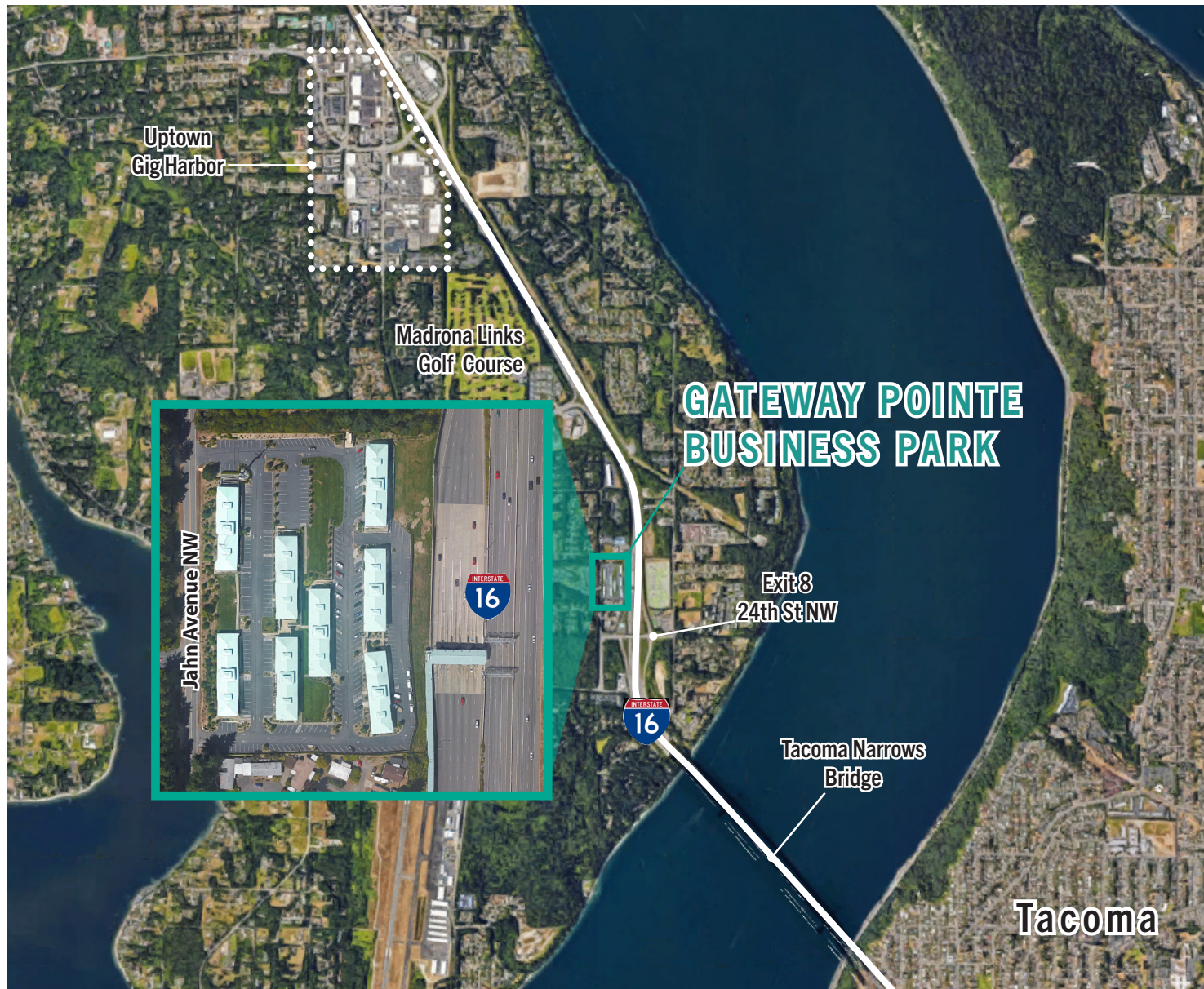
BUILDING F FLOOR PLAN

Suite	Square Feet	Rent	Notes
F10	1,756 SF	\$3,365/Month, Modified Gross	First floor office/retail space with 1 private office, 1 restroom, and open work area. Available Now.



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LOCATION MAP



NEARBY AMENITIES:

Safeway
Kohl's
Homegoods
Starbucks
Panera Bread
Applebee's Grill & Bar
QFC
Lunchbox Laboratory
Marshalls
Michaels
Galaxy Theater
MultiCare Gig Harbor Medical Park

DRIVE TIME:

Uptown Gig Harbor: 4 Minutes
Downtown Gig Harbor: 8 Minutes
Downtown Tacoma: 15 Minutes